



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Boundary Line Adjustment**

**Henry Z. Hardaway Jr. and Henry Z. Hardaway Jr. & Maureen R. Hardaway  
Tax Map 128, Lots 40 & 41**

March 25, 2016

**Applicants: Henry Z. Hardaway Jr.  
PO Box 412  
Moultonborough, NH 03254**

**Henry Z. Hardaway Jr. & Maureen R. Hardaway  
PO Box 412  
Moultonborough, NH 03254**

**Location: Casanna Street, Wintersport Street and Jungfrau Street  
(Tax Map 128, Lots 40 & 41)**

On March 23, 2016 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Henry Z. Hardaway Jr. and Henry Z. Hardaway Jr. & Maureen R. Hardaway. (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 16,565 +/- sq. ft. from TM 128, Lot 41 to adjacent TM 128, Lot 40, located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on March 23, 2016. At the regularly scheduled Planning Board meeting on March 23, 2016, the Board voted seven (7) in favor (Bartlett, Kumpf, Farnham, Quinlan, Hoch, Larson, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to provide and/or depict information relating to off-site wetlands within 200ft. of the subject parcels, to depict 2 ft. & 5 ft. contours, soils and slope information, off site geographic facts within 200ft, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

#### **1. Conformance with Plan**

All boundary corner pins shall be shown and set in conformance with the plan entitled, "Boundary Line Adjustment Plan of Land of Henry Z. Hardaway Jr., Tax Map 128 Lot 40 and Land of Henry Z. Hardaway Jr. & Maureen R. Hardaway, Tax Map 128 Lot 41, Casanna Street, Wintersport Street & Jungfrau Street, Moultonborough, Carroll Co., NH, 19 February 2016.

Prepared by David M. Dolan Associates, P. C., prior to the signing of the plat by the Planning Board Chair.

**2. Endorsement of Plan**

Following the vote of approval by the Planning Board, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plan by the Planning Board Chair.

**3. Conformance with Subdivision Regulation 5.4 – Final Plat**

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

**4. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

**5. Final Plat**

Surveyor's seal and signature, and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds Add notation that requires moving the shed out of the right-of-way at such time as a building permit for Lot 41 is applied for; Set the new boundary pins prior to the Chair signing the plat; and the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

  
Bruce W. Woodruff  
Town Planner

Date 3-30-2016